

Secondary Unit Pilot Program

September, 2007



State Legislation (AB 1866)

- Requires the City to allow secondary units without a discretionary permit, or
- If the City chooses not to allow secondary units, the Council must adopt findings acknowledging that this may limit housing opportunities in the region and identifying adverse impacts on the public health, safety and welfare that would result from such units.

Pilot Program Milestones

- Pilot approved for one year (1/1/06 to 12/31/06) or 100 units
- Ordinance adopted to exempt pilot program units from park impact fees
- Approximately 36 applications filed by 12/31/06
- Program extended twice to allow additional applications - expires October 31, 2007

Pilot Program Parameters

Zoning Districts	R-1 and PD
Minimum Lot Size	Attached- 6,000 sq.ft. Detached- 8,000 sq.ft.
Maximum Unit Size	600 sq.ft.
Bedrooms-Max No./Size	One bedroom/ 400 sq.ft.
Maximum Storage	60 sq.ft.
Required Parking	One space
Setbacks-attached	Same as house
Setbacks-detached	Same as house – must be behind main house
Height	16 feet max/12 average

Design Criteria/Ownership Requirement

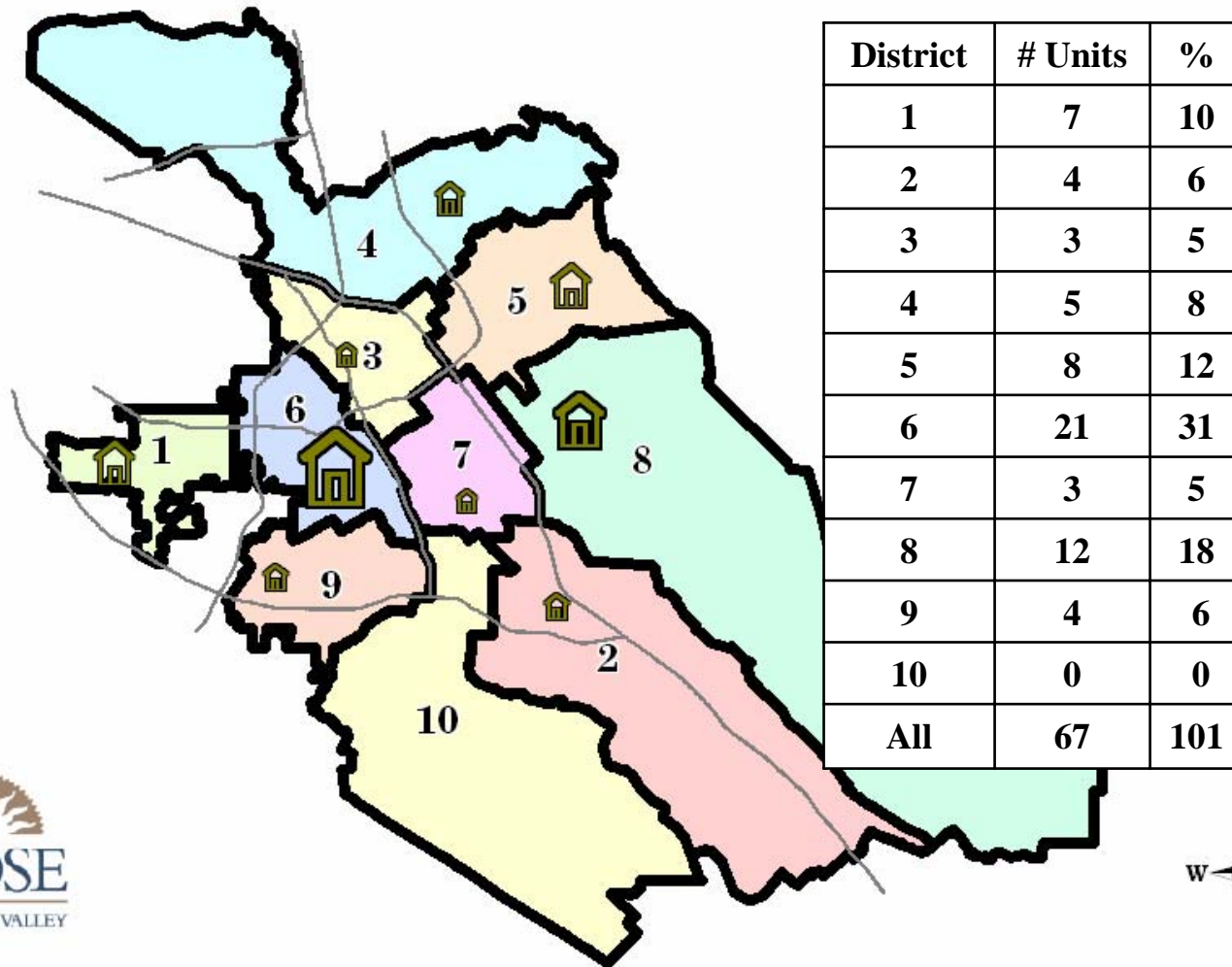
- Exterior materials and roof pitch to match existing house
- For attached units front door cannot be on the same side of the house
- Windows cannot have views of adjacent properties
- Property owner must occupy existing house at time of application

Secondary Unit Applications/ Permits

(As of July 20, 2007)

- 67 applications accepted
 - 36 detached
 - 31 attached
- 43 secondary units approved
- 14 constructed

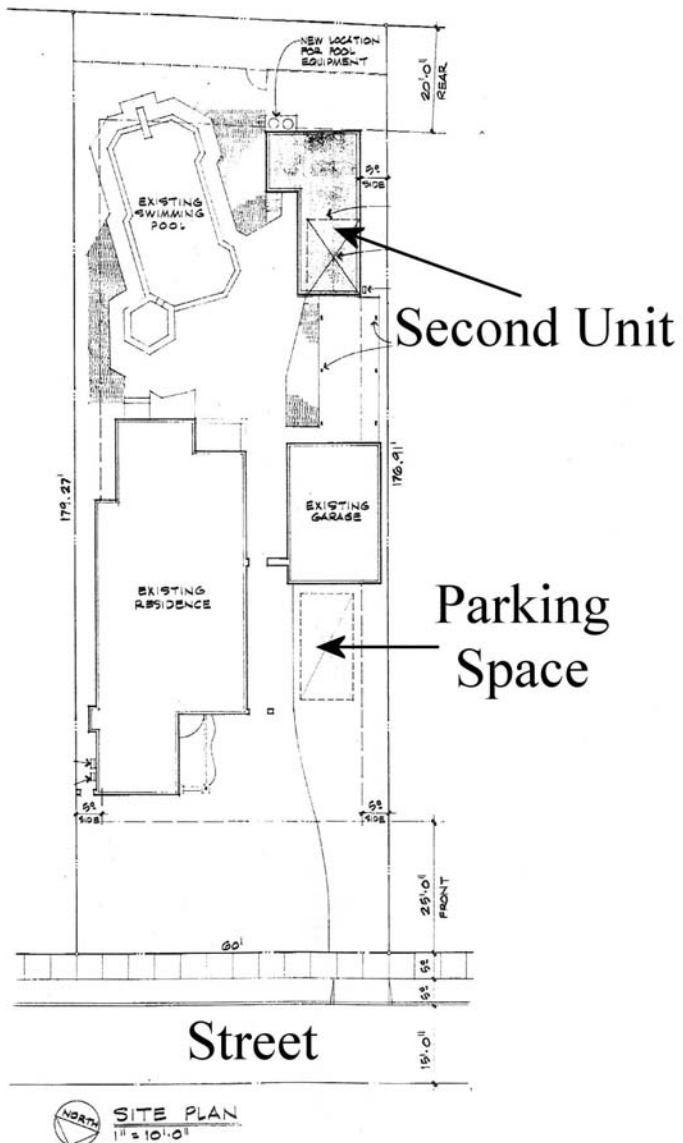
Second Unit Applications by City Council District



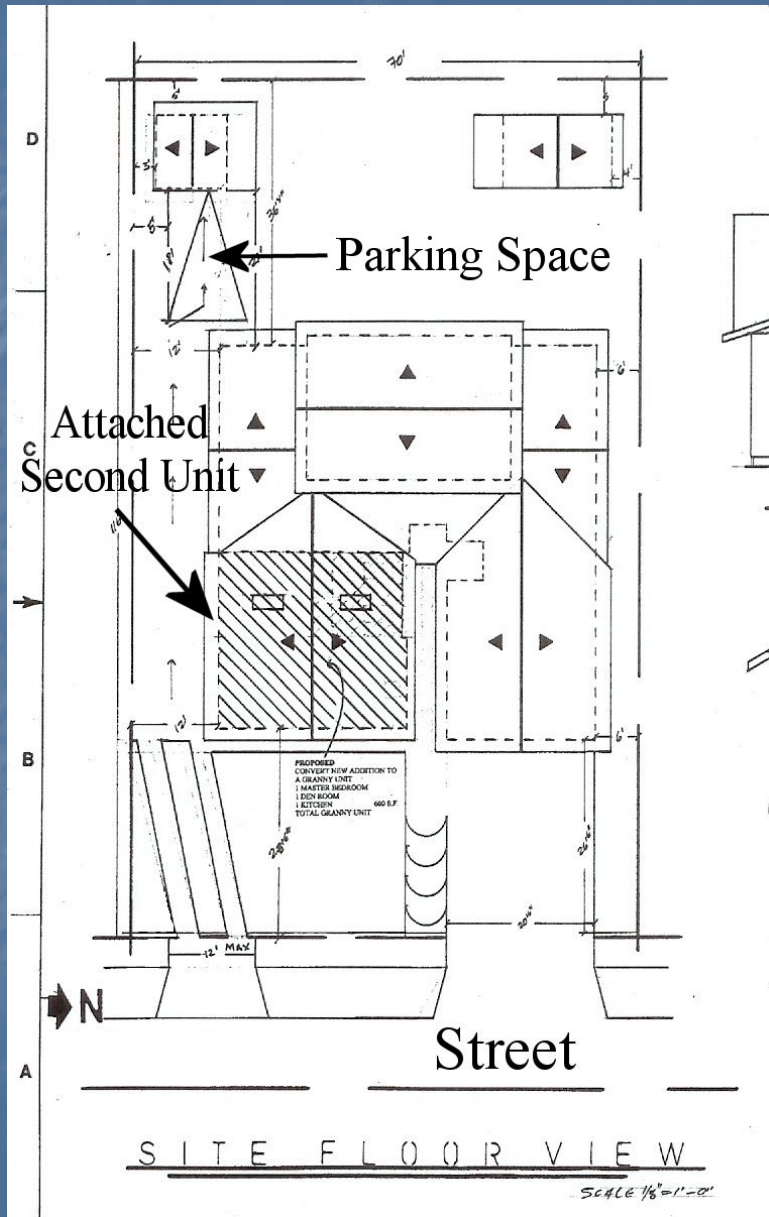
Secondary Unit Lot Size

	Minimum Lot Area	Number	Average /Median Lot Area	% Lots Over 9,000
Detached Units	8,000	36	16,060/ 11,446	89%
Attached Units	6,000	31	8,056/ 7,500	23%
All Units	N/A	67	12,357/ 9,583	58%

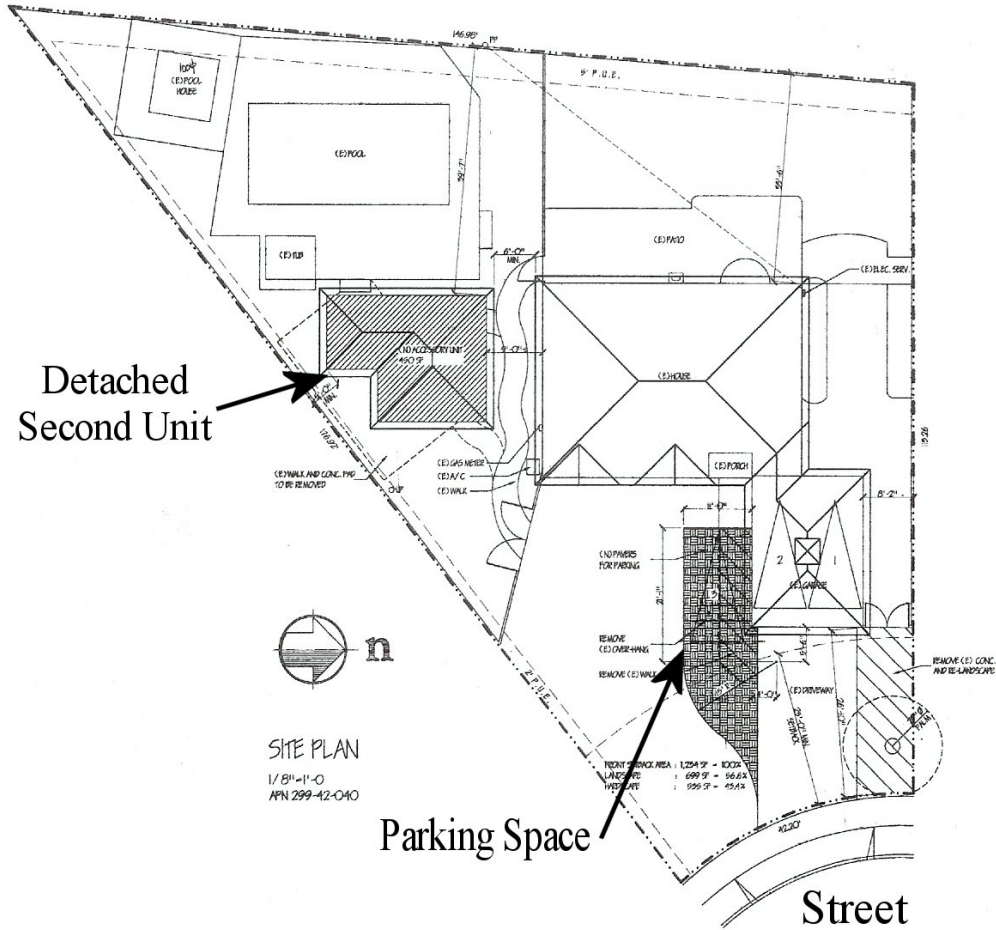
Detached Unit



Attached Unit



Detached Unit



Detached Pool House



Survey of Property Owners with Approved Secondary Units

- 82% of units constructed as a residence for a family member or as a pool or guest house.
- 53% cost less than \$100,000
- What they did not like:
 - Maximum size too small.
 - Setbacks, especially rear setback, difficult to meet.
 - Parking difficult to provide.

Survey of Surrounding Property Owners

- Letter and survey mailed to 79 residents of property adjacent to or across the street from 13 completed secondary units.
- Two residents completed the survey.
- One was very supportive of the program, but concerned about rental of secondary units. The other was very opposed due to concern about parking.

Potential Changes to Secondary Unit Parameters

- Reduce rear setback for detached units and single-story attached units to 15 feet.
- Allow detached units to be connected to a detached garage if both meet setbacks.
- Increase allowed height of detached units by two feet.
- Allow a larger, 650 square-foot unit, for lots over 9,000 square feet and a 700 square-foot unit for lots over 10,000

Retain Unique Characteristics of Secondary Units

- Secondary units are subordinate to primary residence.
- Are located within the building envelope for the primary residence.
- Provide an additional housing option for homeowners - may accommodate family members within primary house or build secondary unit.

Fee Issues for Secondary Units

- Fees and taxes (other than parks fee) average \$5,000-\$6,000 per unit. Proposed new park fees for detached units are \$13,600 to \$38,550.
- Fees and taxes totaling 20% to 45% of the cost of an average unit may discourage production of secondary units.
- Staff is exploring a reduced park fee or permanent fee exemption. This will delay consideration of a permanent secondary unit ordinance.
- Staff is recommending a 6-month extension of the pilot program (with revised parameters) and extension of the park fee exemption.

Next Steps

- Planning Commission and Council Committees to consider extension of Pilot Program with revised parameters and fee exemption– September/October.
- City Council scheduled to consider Pilot Program extension/fee exemption - October 16, 2007.
- Council Consideration of permanent ordinance and park fee anticipated November-December 2007.